

McCarthy & Stone's application for the redevelopment

of the Dove service station on Mayfield Road, Asbourne



Application reference: 19/00977/FUL

McCarthy & Stone is pleased to announce that it has recently submitted a full planning application to Derbyshire Dales District Council for the redevelopment of this site with new Retirement Living apartments, bungalows and cottages.

This newsletter contains information on the submitted plans and details of how McCarthy & Stone has sought to respond to the feedback received during our pre-application consultation with the community.

Positive local feedback

It was important to us that the local community were given the opportunity to comment on the proposals before a formal planning application was submitted.

To achieve this, we held meetings with neighbouring residents and stakeholders. We also hosted a public exhibition in July 2019, to which more than 2,000 local households and businesses were invited to attend.

73% of pre-application feedback received expressed support or no view on our proposals, and 100% of the feedback submitted following the exhibition was supportive of the plans. A significant number of respondents welcomed the provision of new specialist housing for older people in Ashbourne, whilst others felt that the proposals would be a good use of the site.

Following our pre-application consultation, we conducted an internal review of the scheme and have subsequently revised the total number of units upwards and altered the mix of one and two bed apartments, in line with feedback received. We have also increased the total number of car parking spaces.

Summary of the submitted plans

Our proposals comprise a Retirement Living building featuring:

- 41 Retirement Living apartments;
- 28 car parking spaces for the apartments' homeowners and visitors;
- A homeowners' lounge;
- Communal, landscaped gardens;
- A guest suite for visitors;
- Lift access throughout the building;
- Mobility scooter storage (with charging points);
- A refuse store;
- An Estate Manager's office.

Our proposals for the site also include:

- 7 Retirement Living bungalows;
- 6 Retirement Living cottages;
- 2 parking spaces and a private garden for every bungalow and cottage.

More widely on the site, the plans include:

- Access via Mayfield Road;
- Attractive new landscaping and boundary treatments across the site.

Addressing a local housing need

The Office for National Statistics (ONS) predicts that, by 2033, there will be an additional 3.5 million older households in England alone. This reflects a 60% increase on today, yet only 2% of current housing in the UK is specifically designed to meet the needs of older people.

Derbyshire Dales has a significant older population, and the population of over-60s in the area is anticipated to rise by 32% over the next 20 years.

Our proposals will provide local older residents with the opportunity to stay close to their friends and family in Ashbourne, while assisting the Council in meeting a growing need for housing for older people.



Artist's impression of the development (view from entrance to the site)

Benefits of our submitted plans



Local support for specialist housing

There is local support for specialist retirement accommodation in Ashbourne



Redevelopment of a brownfield site

Our proposals present an opportunity to positively regenerate this site, helping to enhance the appearance and character of the immediate area



A highly sustainable location

The proposed development is located close to the town centre, within walking distance of local shops and services



Lower levels of traffic generation

An independent audit of McCarthy & Stone's developments around the UK found that average car ownership is just 0.59 cars per unit – well below car ownership levels at traditional open market developments



Living locally

This form of accommodation helps our homeowners to stay in the area, near their family and friends, but in accommodation better suited to their needs



Release of under-occupied homes

Specialist retirement housing helps to free up much-needed and under-occupied family homes, helping younger house-buyers onto the housing ladder



Support for local businesses

McCarthy & Stone's homeowners typically use local shops and services on a regular basis, providing a boost to the local economy



Streamlined health and social care provision

Visiting health professionals can visit several homeowners during one visit, which is a more efficient use of public services



Financial contributions

If approved, McCarthy & Stone would make financial contributions which the Council can invest locally

Get in touch

If you would like further information or have any questions, please visit the project's dedicated website at www.mccarthyandstoneconsultation.co.uk/ashbourne, contact us via our freephone information line on 0800 298 7040 or email us at feedback@mccarthyandstone-consultation.co.uk.

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